

PRICE REDUCED



WEIGAND
COMMERCIAL



STRICKLAND BROTHERS
10 MINUTE OIL CHANGE



SITE

DEVELOPMENT LAND ALONG ROCK ROAD

FOR SALE S. OF SW/C AT ROCK RD. & INDEPENDENCE AVE., DERBY, KS 67037

SALE PRICE	\$529,500 (\$15.00/SF) \$515,000 (\$14.56/SF)
LOT SIZE	35,370 SF
ZONING	LC
2024 TAXES	GENERALS: \$5.48 SPECIALS: \$714.21

HIGHWAY ACCESS

	2.2 MILES		6.8 MILES
	5.5 MILES		5.1 MILES

PROPERTY HIGHLIGHTS

- Ideal location for restaurant, office, medical and retail users.
- Located near a signalized intersection.
- All utilities are available to site.
- Access drive in place.
- Area neighbors include:



Christi Royse, CCIM
316-292-3919
croyse@weigand.com

Whitney Vliet Ward
316-292-3900
wward@weigand.com

Weigand Real Estate - Commercial
Office: 316-262-6400
WeigandCommercial.com

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,763	25,251	53,326
AVG. HH INCOME	\$96,219	\$98,504	\$83,907
MEDIAN AGE	36	39	38
TRAFFIC COUNTS			
ROCK RD. & PATRIOT AVE.	27,183 VPD		

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AERIAL VIEW



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